Staff Memorandum

To	Mayor A. Nuttall and Members of Council
Subject	2nd Public Meeting for a City Initiated Official Plan Amendment to be Consistent with the Provincial Planning Statement (2024)
Date	February 4, 2026
Ward	All
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of a 2nd Public Meeting for a proposed staff initiated Amendment to Official Plan 2051 (May 2024) hereafter referred to as the 'Official Plan'.

A public meeting was held on February 26, 2025, to introduce the proposed changes to the City's Official Plan to be consistent with the Provincial Planning Statement, 2024 (PPS 2024) which came into effect on October 20, 2024, and replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. Further to the public meeting, review of the written comments received, and multiple discussions that were held with landowners and their representatives, Staff Report DEV009-25 was brought forward on March 19, 2025, with a recommendation for consideration and approval of the proposed amendment to the Official Plan.

By direction 20-G-054 General Committee referred the report back to staff for additional consultation, with particular regard to the impact of the change to the uses permitted in the City's current Employment Area. The additional consultation was summarized in a memorandum provided to Council on June 18, 2025, and included further written comments from interested parties, individual stakeholder meetings with Development Services and Economic and Creative Development staff, a working session in association with BILD, and a site tour around the existing employment area.

The proposed amendment as outlined and attached to Staff Report DEV009-25 remains largely unchanged, with the exception of the draft policies provided in Appendix A – Excerpt of the Proposed Amendment to the City of Barrie Official Plan 2051 (May 2024) attached to this memorandum which relate to lands currently identified as Employment Area. The revisions proposed to the original draft Official Plan Amendment include the introduction of Service Industrial as an Official Plan designation, in addition to the previously contemplated Business Commercial designation, as well as additional modifications to the text related to Employment. These changes require a second public meeting for this City initiated Official Plan Amendment.

For context, the Employment Area definition in PPS 2024 refers to areas that are designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses, and ancillary facilities. The definition further identifies uses that are excluded from these areas being institutional and commercial, including retail and office not associated with a primary employment use.

The original intention of staff was to replace the Employment Area – Non-Industrial designation with a designated entitled Business Commercial. After extensive consultation, staff have instead proposed to remove the Employment Area – Non-Industrial designation and introduce two new designations for lands in the currently identified Employment Area that no longer meet the definition of Employment Area as amended by the PPS 2024, but are employment generators for the City:

1. Business Commercial

   The Business Commercial designation generally represents land in the former Employment Area, generally located at intersections and on arterial and collector roads that are not designated as freight supportive corridors, which are on the periphery or largely isolated from the remaining Employment Area. Existing land uses include multi-unit buildings largely occupied by commercial uses, health services and restaurants which are targeted for use by the general public. These lands are intended to act as a transition to land use designations outside the influence of the Employment Area. Sensitive land uses are discouraged to locate in these areas to protect the integrity of existing and future employment opportunities. Residential uses are not permitted in this designation.

2. Service Industrial

   The Service Industrial designation generally represents lands in the former Employment Area that are located in direct proximity to properties designated as Employment Area - Industrial and Employment Area - Restrictive Industrial. Existing land uses include multi-unit and stand-alone buildings that have industrial, and employment uses, as well as large offices, skilled trades and repair and rental services that support the construction industry and uses in the Employment Area. Land within this designation is targeted towards small business and employment opportunities that support the existing and future economic growth of the City, and the establishment of large scale employment uses. Additional uses are also permitted in this designation such as major office, industrial schools, event centres and commercial uses as part of a multi-tenanted building. New sensitive land uses, including places of worship, childcare, and residential uses are not permitted in the Service Industrial designation to protect the integrity of existing and future employment opportunities.

Related changes are also being proposed to Map 1 – Community Structure, attached to this Memorandum as Appendix B, and Map 2 – Land Use Designations attached to this

Memorandum as Appendix C to reflect the new land use designations of Service Industrial and Business Commercial, and to remove these lands from the Employment Area.

To provide additional clarity regarding the new proposed Official Plan designations, Appendix D includes a preliminary draft zoning use chart. This chart outlines proposed land use permissions for both the current and former Employment designations, now categorized as:

- Employment – Restrictive Industrial
- Employment – Industrial
- Service Industrial
- Business Commercial

Staff intend to incorporate these new zoning categories and associated land use permissions into the next release of the proposed New Comprehensive Zoning By-law, deleting the currently proposed Employment Non-Industrial zone.

Next Steps

Following the Public Meeting on February 4, 2026, staff will work to address the feedback received for the new designations, and a staff report is expected to be brought forward in Q2 of 2026 for Council consideration of the Official Plan Amendment. A notice of decision will be issued, and a 20 day appeal period will follow.

Any person wishing further information or clarification regarding the new PPS 2024 and the proposed changes to the Official Plan can find the details here https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan and by contacting Celeste Kitsemetry, RPP, Supervisor of Growth Management at: celeste.kitsemetry@barrie.ca or by phone at: 705-739-4220 x4430.

Appendix:

Appendix A – Excerpt of the Proposed Amendment to the City of Barrie Official Plan 2051 (May 2024) for Employment Areas

Appendix B – Proposed Amendment to Map 1 – Community Structure in City of Barrie Official Plan 2051 (May 2024)

Appendix C – Proposed Amendment to Map 2 – Land Use Designations in City of Barrie Official Plan 2051 (May 2024)

Appendix D – Proposed Use Permissions for the New Draft Zoning By-law Categories of Business Commercial and Service Industrial, and Update to Employment – Industrial

Memo Author:

C. Kitsemetry, RPP, Supervisor of Growth Management, Development Services

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Pending #:

Not Applicable